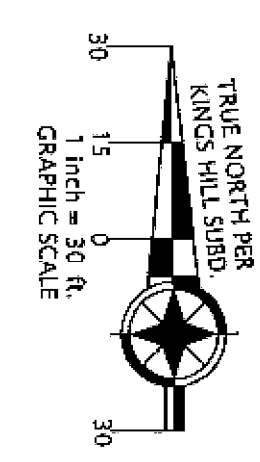


KINGS HILL, LOT 15
TAX MAP: 101-4-23-0015
ZONE: R-3 (RESIDENTIAL 3 DU/AC)
LOT AREA: 10,500 SF (0.2410 ACRE)
REQUIRED YARDS:
FRONT: = 30.0 FEET
SIDE: = 12.0 FEET
REAR: = 25.0 FEET

#3728 NALLS ROAD
TAX MAP: 101-4-01-0055
ZONE: R-2 (RESIDENTIAL 2 DU/AC)
LOT AREA: 10,369 SF (0.2380 ACRE)
REQUIRED YARDS:
FRONT: = 35.0 FEET
SIDE: = 15.0 FEET
REAR: = 25.0 FEET



TREE HOUSE

FAIRFAX COUNTY
PARK AUTHORITY
GEORGE WASHINGTON
COMMUNITY PARK



LEFT SIDE OF DWELLING AND CHIMNEY



LEFT SIDE AND FRONT OF DWELLING



REAR OF DWELLING AND SCREENED PORCH



REAR OF GARAGE

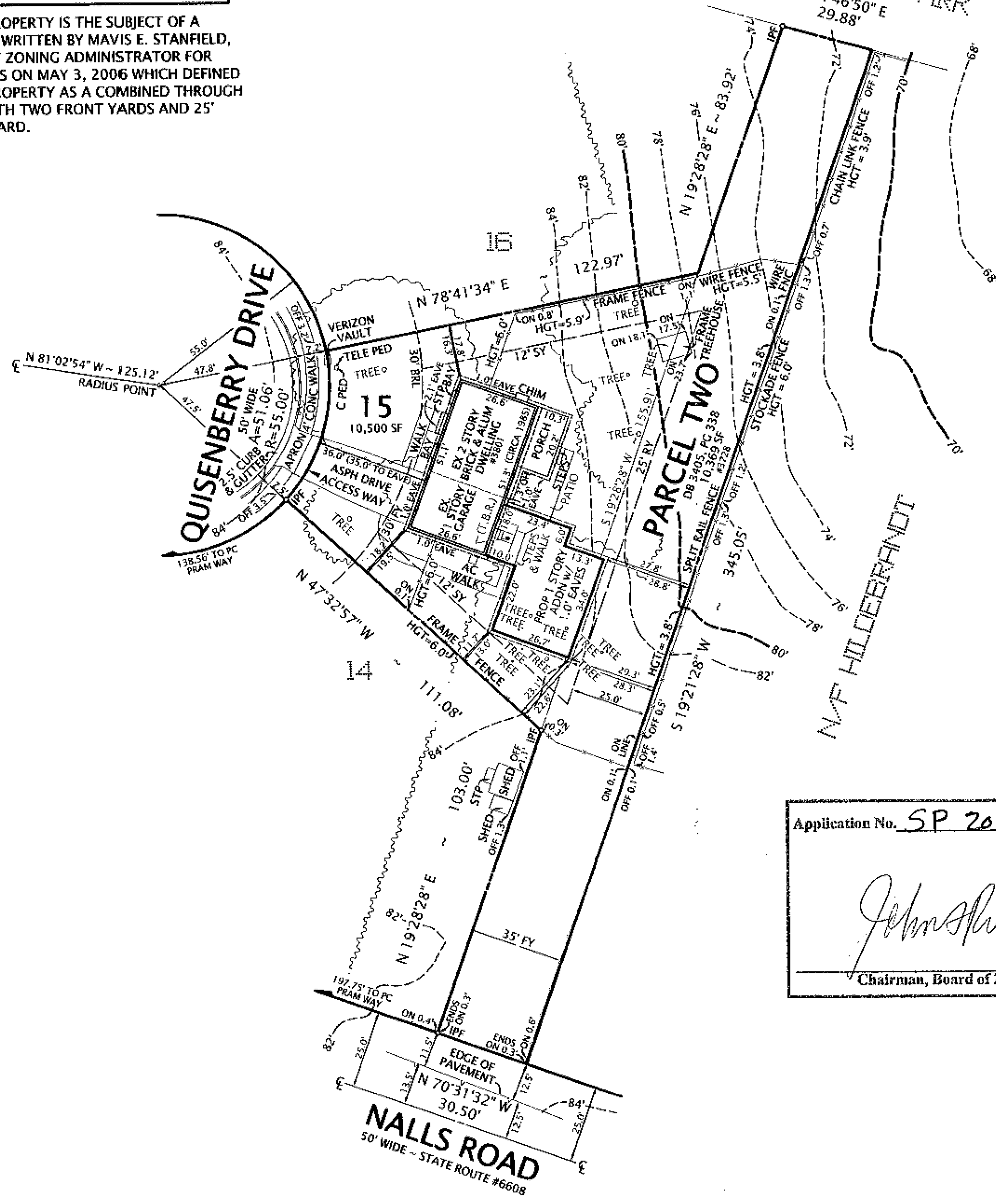


FRONT OF DWELLING AND RIGHT SIDE OF GARAGE



FRONT OF DWELLING

THIS PROPERTY IS THE SUBJECT OF A LETTER WRITTEN BY MAVIS E. STANFIELD, DEPUTY ZONING ADMINISTRATOR FOR APPEALS ON MAY 3, 2006 WHICH DEFINED THIS PROPERTY AS A COMBINED THROUGH LOT WITH TWO FRONT YARDS AND 25' REAR YARD.



APPROVED
Application No. SP 2011-mv-097
John Phillips
Chairman, Board of Zoning Appeals

NOTES:

1. TOTAL LOT AREA: 20,869 SF (0.4791 ACRE)
2. HEIGHTS:
EX. DWELLING = 23.4 FEET (MID LINE OF ROOF)
EX. TREEHOUSE = 18.0 FEET (TOTAL)
PROP. ADDN. = 17.1 FEET (TO EX. GARAGE RIDGELINE)
PROP. ADDN. EAVE = 10.8 FEET (TO EX. GARAGE EAVE)
EX. OPEN PORCH = 14.0 FEET (TOTAL)
FENCES = AS NOTED
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
4. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
5. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
6. THE PROPOSED ADDITION WILL REQUIRE THE REMOVAL OF THE REAR STEPS, WALK, PART OF PATIO, AND TREES. (AS NECESSARY)
7. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
8. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
9. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
10. AREAS:
EX. BASEMENT = 833 SF
EX. FIRST FLOOR = 1,562 SF
EX. SECOND FLOOR = 833 SF
EX. GROSS FLOOR AREA = 3,228 SF
EX. FLOOR AREA RATIO: 0.15
PROP. 1 STORY ADDITION: 968 SF
PROP. 1 STORY ADDITION / EX. GFA = 0.2999
PROP. GROSS FLOOR AREA = 4,196 SF
PROP. FLOOR AREA RATIO = 0.20

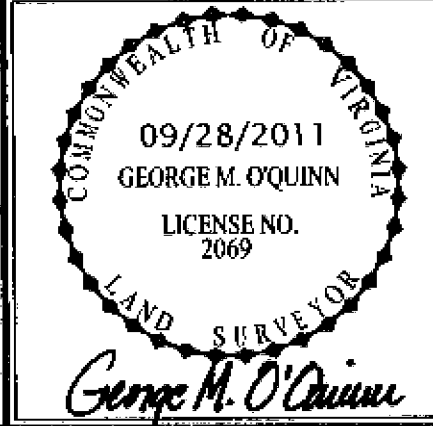
PLAT
SHOWING HOUSE LOCATION ON
LOT 15
KINGS HILL
(DEED BOOK 5819, PAGE 719)
AND
THE PROPERTY LOCATED AT
#3728 NALLS ROAD
(PARCEL TWO)
(DEED BOOK 3405, PAGE 338)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 30' SEPTEMBER 28, 2011
NOVEMBER 02, 2011 (AREAS)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



CASE NAME:
RUSSELL L. BROWN, JR.
CYNTHIA A. BROWN
DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412